## Nassau County Planning Commission

### Zoning Agenda

**Jan. 5, 2017**

<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>MAJ./MIN. SUBDIV. (*)</th>
<th>DATE REC.</th>
<th>NCPC NO.</th>
<th>APPLICANT</th>
<th>AREA</th>
<th>SECTION</th>
<th>BLOCK</th>
<th>LOT</th>
<th>TYPE</th>
<th>CASE NO.</th>
<th>CHANGE</th>
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</thead>
<tbody>
<tr>
<td>01</td>
<td></td>
<td>12/12/2016</td>
<td>1212116</td>
<td>Nassau Blvd., LLC</td>
<td>TH West Hempstead</td>
<td>33</td>
<td>251</td>
<td>214</td>
<td>SE/V</td>
<td>33-38</td>
<td>Proposed Starbucks with drive-thru (requires Special Exception)-insufficient parking, non-conforming signage</td>
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<tr>
<td>02</td>
<td></td>
<td>12/12/2016</td>
<td>1212216</td>
<td>Freeport Housing Authority</td>
<td>Freeport</td>
<td>55</td>
<td>191</td>
<td>13, 20, 22</td>
<td>SPR</td>
<td>SP-3113</td>
<td>Site Plan Review for 101 unit multi-family residential building. Heard by NCPC on 3/17/16 for change of zone</td>
</tr>
<tr>
<td>03</td>
<td></td>
<td>12/14/2016</td>
<td>1214116</td>
<td>Molloy College</td>
<td>Rockville Centre</td>
<td>36</td>
<td>C</td>
<td>220, 226, 104D, 104E, 231A, 231B, 231C</td>
<td>SPR</td>
<td>PB 06-2016</td>
<td>Site Plan Review for Phase 3 of Master Campus and Facilities Plan - Construction of residency dorm (95 beds), expansion of three surface parking areas and other improvements. Phase 2 was before NCPC on 3/19/15</td>
</tr>
<tr>
<td>04</td>
<td></td>
<td>12/16/2016</td>
<td>1216116</td>
<td>Ambrosino Consultant Corp.</td>
<td>Rockville Centre</td>
<td>38</td>
<td>324</td>
<td>106</td>
<td>V</td>
<td>03-2017</td>
<td>Demolish commercial strip and construct medical office with insufficient parking and 0 front yard setback on Sunrise Highway (min. 10 feet required)</td>
</tr>
<tr>
<td>05</td>
<td></td>
<td>12/19/2016</td>
<td>1219116</td>
<td>O’Conner Enterprise, Inc./OCB Holding Company</td>
<td>Freeport</td>
<td>54</td>
<td>311</td>
<td>3, 4, 5</td>
<td>REZ</td>
<td></td>
<td>Resubmission for a Change of Zone from Bus. A and Res. A to Res. Apt. to build 34 units. Initially heard by NCPC on 8/18/16. Current application removes “tower” and other façade modifications</td>
</tr>
<tr>
<td>06</td>
<td></td>
<td>12/19/2016</td>
<td>1219216</td>
<td>Amenity, LLC</td>
<td>TH Nr. Lawrence</td>
<td>40</td>
<td>A</td>
<td>1134</td>
<td>SE/V</td>
<td>97-98</td>
<td>New self-storage building - excessive FAR, insufficient parking, rear yard setback</td>
</tr>
<tr>
<td>07</td>
<td></td>
<td>12/19/2016</td>
<td>1219316</td>
<td>The Holy Order of Cherubim &amp; Seraphim Missionary Church</td>
<td>TH Elmont</td>
<td>32</td>
<td>591</td>
<td>7-14</td>
<td>SE/Waive Parking</td>
<td>86, 87</td>
<td>Convert warehouse to church - waive off-street parking, park in front yard setback</td>
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<td>AGENDA ITEM</td>
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<td>08</td>
<td>12/20/2016</td>
<td>1220116</td>
<td>BOT Manorhaven</td>
<td>Moratorium</td>
<td>LL 14-2016</td>
<td>Proposed 6-month extension of six-month moratorium currently in effect for waterfront development</td>
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<td>09</td>
<td>12/21/2016</td>
<td>1221116</td>
<td>Craig Westergard Roslyn 7 F 657 V</td>
<td>1668</td>
<td>Substandard two-lot subdivision. Maintain existing dwelling on one lot and construct dwelling on second. Both with insufficient frontage. Steeply sloped property</td>
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<td>10</td>
<td>12/21/2016</td>
<td>1221216</td>
<td>OTO Garden City 44 77 75A, 75B SPR</td>
<td>Site Plan Review for new hotel at Roosevelt Field Mall (Ring Rd. West)</td>
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<td>11</td>
<td>12/27/2016</td>
<td>1227116</td>
<td>314 S. Ocean Ave., LLC Freeport 62 119 228 SPR</td>
<td>SP-3117</td>
<td>Site Plan Review for expansion and renovation of multi-family dwelling (currently vacant) for nine units and construction of garage building and other site improvements. Previously before the Planning Commission for a zone change to construct (3/17/16)</td>
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<td>12</td>
<td>1/3/2017</td>
<td>68116</td>
<td>Landfall, LLC Freeport 5 536 119, 120, 421 V 9-2016</td>
<td>Expand existing self-storage facility (double in size) – insufficient parking. Heard on two previous occasions. Requested Parking Analysis and enhanced analysis</td>
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V-Variance; REZ– Rezone; SE-Special Exception; CU-Conditional Use; SU-Special Use; SP-Special Permit; Mor.–Moratorium; SPR-Site Plan Review; AZO-Amend Zoning Ordinance; Sub.-Subdivision; *- major or minor subdivision w/NCPC jurisdiction; Mod./Rev. R.C.– Modification/Revocation of Restrictive Covenant; COU-Change of Use